HOUSING MARKET INFORMATION

HOUSING NOW TABLES
Montréal CMA

Date Released: September 2017

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Canada

CMHC SCHL

Publication Update!

CMHC's Market Analysis Centre (MAC) is currently undertaking a review of its products suite in order to better serve our clients. Some of CMHC's products are being revamped and other new products are in the planning stages.

As a result, the ***Housing Now*** report has become the ***Housing Now Tables*** and will continue to deliver timely statistics on housing market conditions across Canada, including data on housing starts, completions, mortgage rates, new home prices, absorption rates and economic indicators.

In addition, CMHC will be launching a new publication named the ***Housing Market Insight***. This publication will provide insights, analysis and information to support informed decision making within the housing and housing finance sectors. The ***Housing Market Insight*** will be released shortly.

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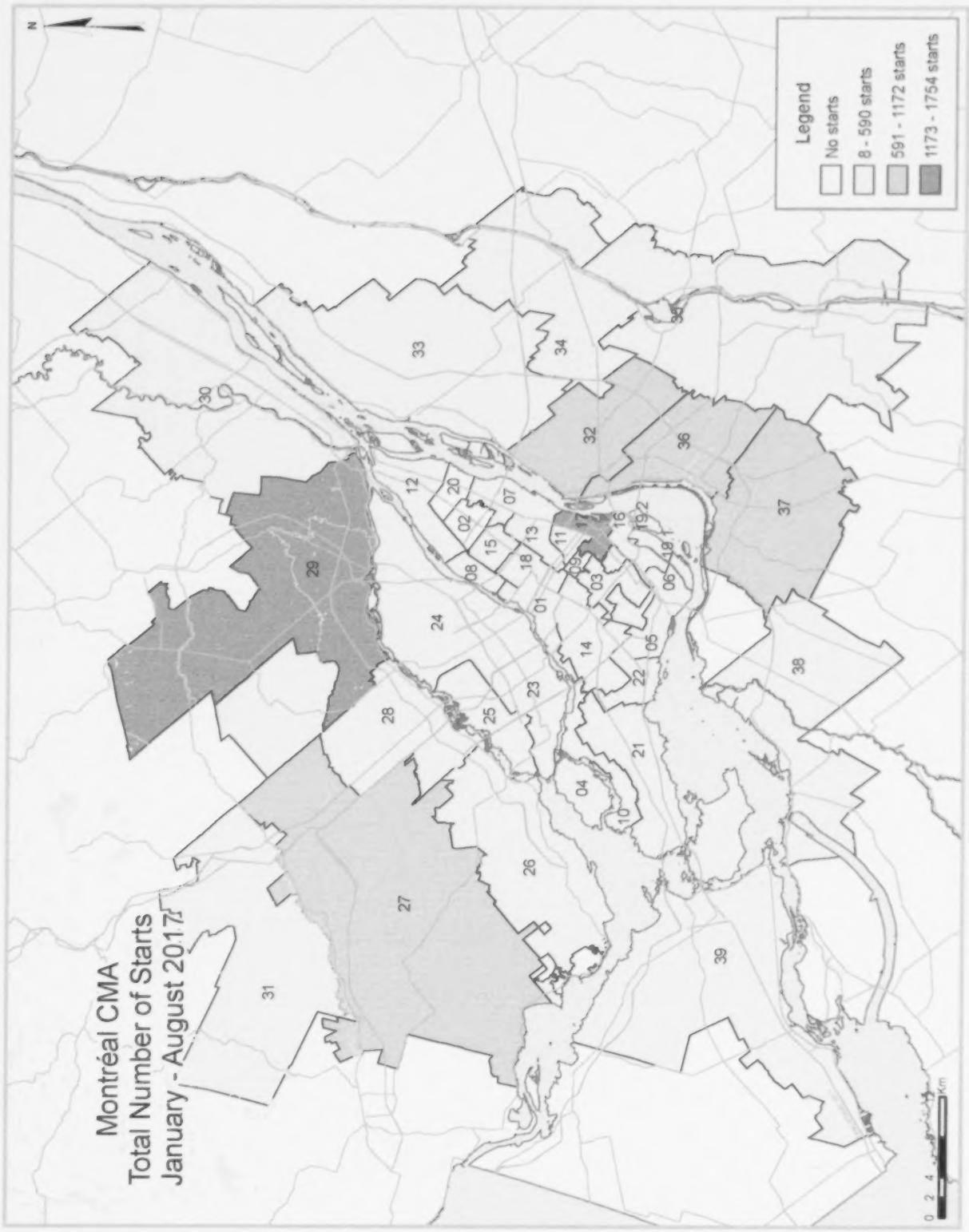
Montréal CMA
Total Number of Starts
January - August 2017
Legend
No starts
8 - 590 starts
591 - 1172 starts
1173 - 1754 starts
N
0 2 4 Km

ZONE DESCRIPTIONS - MONTRÉAL CMA	
Zone 1	Borough - Ahuntsic-Cartierville
Zone 2	Borough - Anjou
Zone 3	Borough - Côte-Des-Neiges - Notre-Dame-de-Grâce
Zone 4	Borough - L'Île-Bizard - Sainte-Geneviève
Zone 5	Borough - Lachine
Zone 6	Borough - Lasalle
Zone 7	Borough - Mercier - Hochelaga-Maisonneuve
Zone 8	Borough - Montréal -Nord
Zone 9	Borough - Outremont
Zone 10	Borough - Pierrefonds-Roxboro
Zone 11	Borough - Le Plateau Mont-Royal
Zone 12	Borough - Rivière-des-Prairies - Pointe-aux-Trembles
Zone 13	Borough - Rosemont - La Petite-Patrie
Zone 14	Borough - Saint-Laurent
Zone 15	Borough - Saint-Léonard
Zone 16	Borough - Le Sud Ouest
Zone 17	Borough - Ville-Marie
Zone 18	Borough - Villeray - Saint-Michel - Parc-Extension
Zone 19.1	Borough - Verdun, Verdun part
Zone 19.2	Borough -Verdun, Île-Des-Soeurs part
Zone 20	Montréal-Est
Zone 21	Baie-d'Urfé, Beaconsfield, Kirkland, Pointe-Claire, Sainte-Anne-de-Bellevue, Senneville, Dollard-des-Ormeaux
Zone 22	Dorval, Hampstead, Côte-Saint-Luc, Montréal-Ouest, Mont-Royal, Westmount
Zone 23	Laval (Chomedey, Sainte-Dorothée, Laval-sur-le-Lac).
Zone 24	Laval (Auteuil, Duvernay, Laval-des-Rapides, Pont-Viau, Saint-François, Saint-Vincent-de-Paul, Vimont).
Zone 25	Laval (Fabreville, Laval-Ouest, Sainte-Rose).
Zone 26	MRC Deux-Montagnes (Deux-Montagnes, Oka, Pointe-Calumet, Saint-Eustache, Saint-Joseph-du-Lac, Sainte-Marthe-sur-le-Lac).
Zone 27	Mirabel, Saint-Placide
Zone 28	MRC Thérèse-de-Blainville (Blainville, Boisbriand, Bois-des-Filion, Lorraine, Rosemère, Sainte-Anne-des-Plaines, Sainte-Thérèse).
Zone 29	MRC Les Moulins (Terrebonne, Mascouche).
Zone 30	Charlemagne, Lavaltrie, L'Assomption, Repentigny, Saint-Sulpice, L'Épiphanie
Zone 31	Gore, Saint-Colomban, Saint-Jérôme.
Zone 32	Longueuil.
Zone 33	Boucherville, Saint-Amable, Sainte-Julie, Varennes, Verchères
Zone 34	Beloeil, McMasterville, Mont-Saint-Hilaire, Otterburn Park, Saint-Basile-le-Grand, Saint-Bruno-de-Montarville, Saint-Mathieu-de-Beloeil.
Zone 35	Carignan, Chambly, Richelieu, Saint-Mathias-sur-Richelieu.
Zone 36	Brossard, La Prairie, Saint-Lambert.
Zone 37	Candiac, Delson, Saint-Constant, Saint-Mathieu, Saint-Philippe, Sainte-Catherine.
Zone 38	Beauharnois, Châteauguay, Léry, Mercier, Saint-Isidore.
Zone 39	Hudson, Les Cèdres, L'Île-Cadieux, L'Île-Perrot, Notre-Dame-de-L'Île-Perrot, Pincourt, Pointe-des-Cascades, Saint-Lazare, Terrasse-Vaudreuil, Vaudreuil-Dorion, Vaudreuil-sur-le-Lac, Saint-Zotique, Coteau-du-Lac M, Les Coteaux M

HOUSING NOW REPORT TABLES

Available in ALL reports:

1	Housing Starts (SAAR and Trend)
1.1	Housing Activity Summary of CMA
2	Starts by Submarket and by Dwelling Type – Current Month or Quarter
2.1	Starts by Submarket and by Dwelling Type – Year-to-Date
3	Completions by Submarket and by Dwelling Type – Current Month or Quarter
3.1	Completions by Submarket and by Dwelling Type – Year-to-Date
4	Absorbed Single-Detached Units by Price Range

Available in SELECTED Reports:

1.2	Housing Activity Summary by Submarket
1.3	History of Housing Activity (once a year)
2.2	Starts by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
2.3	Starts by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
2.4	Starts by Submarket and by Intended Market – Current Month or Quarter
2.5	Starts by Submarket and by Intended Market – Year-to-Date
3.2	Completions by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
3.3	Completions by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
3.4	Completions by Submarket and by Intended Market – Current Month or Quarter
3.5	Completions by Submarket and by Intended Market – Year-to-Date
4.1	Average Price ($) of Absorbed Single-Detached Units
5	MLS® Residential Activity
6	Economic Indicators

SYMBOLS

n/a	Not applicable
*	Totals may not add up due to co-operatives and unknown market types
**	Percent change > 200%
-	Nil
--	Amount too small to be expressed
SA	Monthly figures are adjusted to remove normal seasonal variation

Table 1: Housing Starts (SAAR and Trend) August 2017		
Montreal CMA[1]	July 2017	August 2017
Trend[2]	21,296	19,992
SAAR	21,290	14,209
	August 2016	August 2017
Actual		
August - Single-Detached	133	189
August - Multiples	1,314	941
August - Total	1,447	1,130
January to August - Single-Detached	1,570	1,743
January to August - Multiples	8,738	11,020
January to August - Total	10,308	12,763

Source: CMHC

[1] Census Metropolitan Area

[2] The trend is a six-month moving average of the monthly seasonally adjusted annual rates (SAAR)

Detailed data available upon request

Table 1.1: Housing Activity Summary of Montréal CMA
August 2017

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
August 2017	189	28	84	0	76	141	0	612	1,130
August 2016	133	40	46	0	17	940	0	271	1,447
% Change	42.1	-30.0	82.6	n/a	**	-85.0	n/a	125.8	-21.9
Year-to-date 2017	1,743	550	601	0	257	4,188	32	5,133	12,763
Year-to-date 2016	1,570	530	497	0	271	4,070	3	3,194	10,308
% Change	11.0	3.8	20.9	n/a	-5.2	2.9	**	60.7	23.8
UNDER CONSTRUCTION									
August 2017	1,092	370	543	0	359	8,117	7	8,024	18,881
August 2016	936	324	507	0	355	9,709	0	5,865	18,278
% Change	16.7	14.2	7.1	n/a	1.1	-16.4	n/a	36.8	3.3
COMPLETIONS									
August 2017	255	62	119	0	34	974	11	1,325	2,780
August 2016	215	72	51	0	44	305	0	158	845
% Change	18.6	-13.9	133.3	n/a	-22.7	**	n/a	**	**
Year-to-date 2017	1,655	532	626	0	290	4,397	49	5,473	13,043
Year-to-date 2016	1,454	482	413	0	288	4,543	14	4,758	12,274
% Change	13.8	10.4	51.6	n/a	0.7	-3.2	**	15.0	6.3
COMPLETED & NOT ABSORBED									
August 2017	230	152	204	0	66	1,575	n/a	n/a	2,227
August 2016	266	150	145	0	100	2,055	n/a	n/a	2,716
% Change	-13.5	1.3	40.7	n/a	-34.0	-23.4	n/a	n/a	-18.0
ABSORBED									
August 2017	277	69	131	0	39	960	n/a	n/a	1,476
August 2016	235	79	63	0	50	470	n/a	n/a	897
% Change	17.9	-12.7	107.9	n/a	-22.0	104.3	n/a	n/a	64.5
Year-to-date 2017	1,706	543	629	0	326	4,877	n/a	n/a	8,081
Year-to-date 2016	1,551	532	456	0	251	4,927	n/a	n/a	7,717
% Change	10.0	2.1	37.9	n/a	29.9	-1.0	n/a	n/a	4.7

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
August 2017

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Island of Montréal									
August 2017	11	2	22	0	44	80	0	451	610
August 2016	7	4	9	0	7	616	0	80	723
Laval									
August 2017	16	2	0	0	0	0	0	9	27
August 2016	8	0	2	0	0	246	0	15	271
North Shore									
August 2017	85	12	41	0	8	27	0	70	243
August 2016	70	12	29	0	0	6	0	139	256
South Shore									
August 2017	50	12	9	0	24	34	0	76	205
August 2016	32	24	6	0	6	56	0	37	161
Vaudreuil-Soulanges									
August 2017	27	0	12	0	0	0	0	6	45
August 2016	16	0	0	0	4	16	0	0	36
Montréal CMA									
August 2017	189	28	84	0	76	141	0	612	1,130
August 2016	133	40	46	0	17	940	0	271	1,447
UNDER CONSTRUCTION									
Island of Montréal									
August 2017	88	46	80	0	179	5,485	0	3,864	10,111
August 2016	99	30	139	0	188	6,446	0	2,526	9,765
Laval									
August 2017	85	12	58	0	0	679	0	550	1,384
August 2016	59	4	48	0	8	1,200	0	313	1,632
North Shore									
August 2017	415	68	199	0	39	652	6	1,065	2,444
August 2016	372	70	121	0	71	956	0	1,455	3,210
South Shore									
August 2017	387	208	142	0	112	1,145	1	2,452	4,447
August 2016	304	210	119	0	43	863	0	1,214	2,833
Vaudreuil-Soulanges									
August 2017	117	36	64	0	29	156	0	93	495
August 2016	102	10	80	0	45	244	0	357	838
Montréal CMA									
August 2017	1,092	370	543	0	359	8,117	7	8,024	18,881
August 2016	936	324	507	0	355	9,709	0	5,865	18,278

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
August 2017

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETIONS									
Island of Montréal									
August 2017	5	2	10	0	15	450	0	169	651
August 2016	11	4	6	0	0	70	0	1	92
Laval									
August 2017	16	8	3	0	0	370	0	214	611
August 2016	22	2	0	0	0	19	0	24	67
North Shore									
August 2017	135	16	59	0	4	74	1	83	372
August 2016	98	16	10	0	26	100	0	80	330
South Shore									
August 2017	78	36	43	0	15	80	10	859	1,121
August 2016	70	46	21	0	8	113	0	53	311
Vaudreuil-Soulanges									
August 2017	21	0	4	0	0	0	0	0	25
August 2016	14	4	14	0	10	3	0	0	45
Montréal CMA									
August 2017	255	62	119	0	34	974	11	1,325	2,780
August 2016	215	72	51	0	44	305	0	158	845
COMPLETED & NOT ABSORBED									
Island of Montréal									
August 2017	10	7	18	0	14	416	n/a	n/a	465
August 2016	12	7	12	0	11	553	n/a	n/a	595
Laval									
August 2017	23	18	17	0	3	282	n/a	n/a	343
August 2016	38	22	16	0	10	341	n/a	n/a	427
North Shore									
August 2017	118	59	111	0	29	558	n/a	n/a	875
August 2016	144	35	66	0	59	755	n/a	n/a	1,059
South Shore									
August 2017	59	63	39	0	15	250	n/a	n/a	426
August 2016	56	82	35	0	4	387	n/a	n/a	564
Vaudreuil-Soulanges									
August 2017	20	5	19	0	5	69	n/a	n/a	118
August 2016	16	4	16	0	16	19	n/a	n/a	71
Montréal CMA									
August 2017	230	152	204	0	66	1,575	n/a	n/a	2,227
August 2016	266	150	145	0	100	2,055	n/a	n/a	2,716

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
August 2017

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
ABSORBED									
Island of Montréal									
August 2017	4	3	10	0	12	480	n/a	n/a	509
August 2016	12	7	6	0	0	206	n/a	n/a	231
Laval									
August 2017	21	8	4	0	1	248	n/a	n/a	282
August 2016	27	8	2	0	7	80	n/a	n/a	124
North Shore									
August 2017	145	20	70	0	5	105	n/a	n/a	345
August 2016	113	20	14	0	31	83	n/a	n/a	261
South Shore									
August 2017	84	38	35	0	19	104	n/a	n/a	280
August 2016	68	40	23	0	6	96	n/a	n/a	233
Vaudreuil-Soulanges									
August 2017	23	0	12	0	2	23	n/a	n/a	60
August 2016	15	4	18	0	6	5	n/a	n/a	48
Montréal CMA									
August 2017	277	69	131	0	39	960	n/a	n/a	1,476
August 2016	235	79	63	0	50	470	n/a	n/a	897

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.3: History of Housing Starts of Montréal CMA
2007 - 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2016	2,499	824	832	0	386	6,378	26	6,678	17,834
% Change	4.1	21.5	35.3	n/a	21.4	-15.4	**	-3.6	-4.9
2015	2,400	678	615	0	318	7,542	4	6,924	18,744
% Change	-10.3	-7.1	-20.0	n/a	103.8	-27.2	33.3	98.3	0.4
2014	2,677	730	769	0	156	10,360	3	3,492	18,672
% Change	-11.9	3.3	41.4	n/a	102.6	18.7	-62.5	49.9	19.4
2013	3,039	707	544	0	77	8,728	8	2,329	15,632
% Change	-23.2	-31.4	-60.5	-100.0	-2.5	-26.0	n/a	2.5	-24.1
2012	3,958	1,030	1,377	1	79	11,801	0	2,272	20,591
% Change	-14.9	-12.6	-1.1	n/a	-20.2	-6.2	n/a	-0.4	-9.4
2011	4,653	1,178	1,392	0	99	12,582	0	2,281	22,719
% Change	-19.6	-8.3	-8.8	n/a	-39.6	22.2	n/a	-7.7	3.3
2010	5,789	1,284	1,527	0	164	10,293	0	2,472	22,001
% Change	6.3	24.4	30.1	n/a	-20.0	38.1	-100.0	-22.8	14.3
2009	5,446	1,032	1,174	0	205	7,452	32	3,200	19,251
% Change	-17.5	2.2	-12.5	n/a	-26.5	-6.9	146.2	-26.1	-12.2
2008	6,602	1,010	1,341	0	279	8,001	13	4,331	21,927
% Change	-17.6	9.5	32.2	n/a	-47.9	17.2	-78.3	-18.4	-5.6
2007	8,013	922	1,014	0	535	6,826	60	5,307	23,233

Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type
August 2017

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Aug 2017	Aug 2016	Aug 2017	Aug 2016	Aug 2017	Aug 2016	Aug 2017	Aug 2016	Aug 2017	Aug 2016	% Change
Zone 1	0	1	0	2	0	0	2	0	2	3	-33.3
Zone 2	0	0	0	0	0	0	0	0	0	0	n/a
Zone 3	0	0	0	0	0	0	130	80	130	80	62.5
Zone 4	0	3	0	0	0	0	0	0	0	3	-100.0
Zone 5	0	0	0	0	12	0	0	0	12	0	n/a
Zone 6	2	0	0	0	9	0	0	6	11	6	83.3
Zone 7	0	0	2	0	0	0	3	5	5	5	0.0
Zone 8	0	0	0	0	0	0	0	0	0	0	n/a
Zone 9	0	0	0	0	0	0	0	0	0	0	n/a
Zone 10	2	1	0	0	7	0	66	0	75	1	**
Zone 11	0	0	0	0	0	0	0	61	0	61	-100.0
Zone 12	3	0	0	0	14	0	0	0	17	0	n/a
Zone 13	0	0	0	0	5	0	12	0	17	0	n/a
Zone 14	1	0	0	0	0	6	0	0	1	6	-83.3
Zone 15	0	0	0	2	0	0	0	0	0	2	-100.0
Zone 16	0	0	0	0	3	0	0	0	3	0	n/a
Zone 17	0	0	0	0	0	0	297	508	297	508	-41.5
Zone 18	0	0	0	0	0	0	11	0	11	0	n/a
Zone 19.1	1	0	0	0	0	0	12	0	13	0	n/a
Zone 19.2	0	0	0	0	5	0	0	0	5	0	n/a
Zone 20	0	0	0	0	0	0	0	0	0	0	n/a
Zone 21	1	2	0	0	4	3	0	36	5	41	-87.8
Zone 22	1	0	0	0	5	7	0	0	6	7	-14.3
Zone 23	1	4	0	0	0	0	0	246	1	250	-99.6
Zone 24	6	2	0	0	0	0	0	0	6	2	200.0
Zone 25	9	2	2	0	0	0	9	17	20	19	5.3
Zone 26	15	12	6	6	6	0	1	2	28	20	40.0
Zone 27	12	12	2	0	5	0	10	4	29	16	81.3
Zone 28	9	3	0	2	20	14	9	123	38	142	-73.2
Zone 29	23	14	2	2	8	4	73	6	106	26	**
Zone 30	9	14	0	0	8	7	1	9	18	30	-40.0
Zone 31	17	15	2	2	0	0	5	5	24	22	9.1
Zone 32	4	0	0	2	3	6	26	11	33	19	73.7
Zone 33	1	3	0	2	0	0	0	19	1	24	-95.8
Zone 34	8	8	2	0	0	0	5	15	15	23	-34.8
Zone 35	19	5	0	4	0	0	27	24	46	33	39.4
Zone 36	6	4	6	6	0	0	34	4	46	14	**
Zone 37	4	5	4	8	28	6	14	0	50	19	163.2
Zone 38	8	7	0	2	0	0	6	20	14	29	-51.7
Zone 39	27	16	0	0	12	4	6	16	45	36	25.0
Montréal CMA	189	133	28	40	154	57	759	1,217	1,130	1,447	-21.9

Source: CMHC (Starts and Completions Survey)

Table 2.1: Starts by Submarket and by Dwelling Type
January - August 2017

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	% Change
Zone 1	0	4	4	2	0	0	577	195	581	201	189.1
Zone 2	0	0	0	2	0	0	0	0	0	2	-100.0
Zone 3	1	1	0	0	0	0	189	280	190	281	-32.4
Zone 4	8	24	0	0	0	0	0	0	8	24	-66.7
Zone 5	0	0	0	0	12	0	59	22	71	22	**
Zone 6	2	0	0	2	21	36	150	309	173	347	-50.1
Zone 7	4	11	8	20	0	0	190	637	202	668	-69.8
Zone 8	1	0	4	0	0	0	4	3	9	3	200.0
Zone 9	0	0	0	0	0	0	0	0	0	0	n/a
Zone 10	4	1	4	0	15	12	92	0	115	13	**
Zone 11	0	0	0	0	4	0	97	123	101	123	-17.9
Zone 12	16	9	14	4	14	0	187	49	231	62	**
Zone 13	0	0	0	0	9	20	90	129	99	149	-33.6
Zone 14	10	6	10	0	18	14	26	16	64	36	77.8
Zone 15	2	7	0	6	10	0	154	0	166	13	**
Zone 16	3	1	0	0	3	6	185	33	191	40	**
Zone 17	0	0	0	2	30	3	1,724	1,683	1,754	1,688	3.9
Zone 18	1	2	0	0	0	0	123	140	124	142	-12.7
Zone 19.1	1	0	0	0	0	0	122	0	123	0	n/a
Zone 19.2	0	0	0	0	9	0	0	0	9	0	n/a
Zone 20	0	0	0	0	0	0	0	0	0	0	n/a
Zone 21	8	17	2	0	8	36	32	38	50	91	-45.1
Zone 22	6	5	2	0	22	34	241	0	271	39	**
Zone 23	31	40	2	8	8	8	499	482	540	538	0.4
Zone 24	43	32	2	6	28	38	39	338	112	414	-72.9
Zone 25	41	32	32	8	20	0	24	80	117	120	-2.5
Zone 26	90	117	26	32	14	34	111	439	241	622	-61.3
Zone 27	174	212	38	16	93	72	318	275	623	575	8.3
Zone 28	87	74	4	4	53	28	136	315	280	421	-33.5
Zone 29	200	114	44	60	92	97	963	232	1,299	503	158.3
Zone 30	74	71	10	12	22	28	124	32	230	143	60.8
Zone 31	144	159	18	44	5	4	345	271	512	478	7.1
Zone 32	62	55	20	28	52	64	956	288	1,090	435	150.6
Zone 33	61	58	6	30	0	0	370	156	437	244	79.1
Zone 34	63	56	2	2	50	19	180	103	295	180	63.9
Zone 35	214	114	120	78	17	0	224	150	575	342	68.1
Zone 36	86	50	50	34	74	20	414	409	624	513	21.6
Zone 37	27	55	60	84	60	42	458	56	605	237	155.3
Zone 38	67	57	32	36	14	11	89	72	202	176	14.8
Zone 39	212	186	36	10	85	103	116	124	449	423	6.1
Montréal CMA	1,743	1,570	550	530	862	729	9,608	7,479	12,763	10,308	23.8

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
August 2017

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Aug 2017	Aug 2016	Aug 2017	Aug 2016	Aug 2017	Aug 2016	Aug 2017	Aug 2016
Zone 1	0	0	0	0	2	0	0	0
Zone 2	0	0	0	0	0	0	0	0
Zone 3	0	0	0	0	0	0	130	80
Zone 4	0	0	0	0	0	0	0	0
Zone 5	12	0	0	0	0	0	0	0
Zone 6	9	0	0	0	0	6	0	0
Zone 7	0	0	0	0	0	5	3	0
Zone 8	0	0	0	0	0	0	0	0
Zone 9	0	0	0	0	0	0	0	0
Zone 10	7	0	0	0	0	0	66	0
Zone 11	0	0	0	0	0	61	0	0
Zone 12	14	0	0	0	0	0	0	0
Zone 13	5	0	0	0	12	0	0	0
Zone 14	0	6	0	0	0	0	0	0
Zone 15	0	0	0	0	0	0	0	0
Zone 16	3	0	0	0	0	0	0	0
Zone 17	0	0	0	0	49	508	248	0
Zone 18	0	0	0	0	7	0	4	0
Zone 19.1	0	0	0	0	12	0	0	0
Zone 19.2	5	0	0	0	0	0	0	0
Zone 20	0	0	0	0	0	0	0	0
Zone 21	4	3	0	0	0	36	0	0
Zone 22	5	7	0	0	0	0	0	0
Zone 23	0	0	0	0	0	246	0	0
Zone 24	0	0	0	0	0	0	0	0
Zone 25	0	0	0	0	0	2	9	15
Zone 26	6	0	0	0	0	0	1	2
Zone 27	5	0	0	0	6	0	4	4
Zone 28	20	14	0	0	0	4	9	119
Zone 29	8	4	0	0	23	0	50	6
Zone 30	8	7	0	0	0	6	1	3
Zone 31	0	0	0	0	0	0	5	5
Zone 32	3	6	0	0	0	0	26	11
Zone 33	0	0	0	0	0	16	0	3
Zone 34	0	0	0	0	0	15	5	0
Zone 35	0	0	0	0	12	21	15	3
Zone 36	0	0	0	0	10	4	24	0
Zone 37	28	6	0	0	14	0	0	0
Zone 38	0	0	0	0	0	0	6	20
Zone 39	12	4	0	0	0	16	6	0
Montréal CMA	154	57	0	0	147	946	612	271

Source: CMHC (Starts and Completions Survey)

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - August 2017

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016
Zone 1	0	0	0	0	31	195	498	0
Zone 2	0	0	0	0	0	0	0	0
Zone 3	0	0	0	0	0	91	189	189
Zone 4	0	0	0	0	0	0	0	0
Zone 5	12	0	0	0	59	6	0	16
Zone 6	21	36	0	0	142	189	8	120
Zone 7	0	0	0	0	140	48	32	582
Zone 8	0	0	0	0	0	3	4	0
Zone 9	0	0	0	0	0	0	0	0
Zone 10	15	12	0	0	26	0	66	0
Zone 11	4	0	0	0	60	85	37	38
Zone 12	14	0	0	0	103	43	15	6
Zone 13	9	20	0	0	36	123	54	6
Zone 14	18	14	0	0	26	16	0	0
Zone 15	10	0	0	0	0	0	154	0
Zone 16	3	6	0	0	177	5	8	28
Zone 17	30	3	0	0	1,380	1,015	274	582
Zone 18	0	0	0	0	35	118	34	22
Zone 19.1	0	0	0	0	94	0	28	0
Zone 19.2	9	0	0	0	0	0	0	0
Zone 20	0	0	0	0	0	0	0	0
Zone 21	8	36	0	0	0	38	32	0
Zone 22	22	34	0	0	112	0	129	0
Zone 23	8	8	0	0	136	479	363	3
Zone 24	28	35	0	3	18	301	21	37
Zone 25	20	0	0	0	12	24	12	56
Zone 26	14	34	0	0	76	220	35	219
Zone 27	93	72	0	0	154	153	164	122
Zone 28	53	28	0	0	54	26	82	289
Zone 29	92	97	0	0	318	172	645	60
Zone 30	22	28	0	0	43	14	81	18
Zone 31	5	4	0	0	22	48	323	223
Zone 32	49	64	3	0	297	158	659	130
Zone 33	0	0	0	0	57	47	313	29
Zone 34	46	19	4	0	110	75	70	28
Zone 35	13	0	4	0	47	78	177	72
Zone 36	74	20	0	0	206	258	208	151
Zone 37	46	42	14	0	150	8	308	48
Zone 38	7	11	7	0	16	16	73	56
Zone 39	85	103	0	0	79	60	37	64
Montréal CMA	830	726	32	3	4,216	4,112	5,133	3,194

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market August 2017								
Submarket	Freehold		Condominium		Rental		Total*	
	Aug 2017	Aug 2016	Aug 2017	Aug 2016	Aug 2017	Aug 2016	Aug 2017	Aug 2016
Zone 1	2	3	0	0	0	0	2	3
Zone 2	0	0	0	0	0	0	0	0
Zone 3	0	0	0	0	130	80	130	80
Zone 4	0	3	0	0	0	0	0	3
Zone 5	6	0	6	0	0	0	12	0
Zone 6	11	0	0	6	0	0	11	6
Zone 7	2	0	0	5	3	0	5	5
Zone 8	0	0	0	0	0	0	0	0
Zone 9	0	0	0	0	0	0	0	0
Zone 10	2	1	7	0	66	0	75	1
Zone 11	0	0	0	61	0	0	0	61
Zone 12	3	0	14	0	0	0	17	0
Zone 13	0	0	17	0	0	0	17	0
Zone 14	1	6	0	0	0	0	1	6
Zone 15	0	2	0	0	0	0	0	2
Zone 16	0	0	3	0	0	0	3	0
Zone 17	0	0	49	508	248	0	297	508
Zone 18	0	0	7	0	4	0	11	0
Zone 19.1	1	0	12	0	0	0	13	0
Zone 19.2	0	0	5	0	0	0	5	0
Zone 20	0	0	0	0	0	0	0	0
Zone 21	1	5	4	36	0	0	5	41
Zone 22	6	0	0	7	0	0	6	7
Zone 23	1	4	0	246	0	0	1	250
Zone 24	6	2	0	0	0	0	6	2
Zone 25	11	4	0	0	9	15	20	19
Zone 26	27	18	0	0	1	2	28	20
Zone 27	19	12	6	0	4	4	29	16
Zone 28	29	23	0	0	9	119	38	142
Zone 29	35	20	21	0	50	6	106	26
Zone 30	9	21	8	6	1	3	18	30
Zone 31	19	17	0	0	5	5	24	22
Zone 32	7	8	0	0	26	11	33	19
Zone 33	1	5	0	16	0	3	1	24
Zone 34	10	8	0	15	5	0	15	23
Zone 35	19	9	12	21	15	3	46	33
Zone 36	14	10	8	4	24	0	46	14
Zone 37	12	13	38	6	0	0	50	19
Zone 38	8	9	0	0	6	20	14	29
Zone 39	39	16	0	20	6	0	45	36
Montréal CMA	301	219	217	957	612	271	1,130	1,447

Source: CMHC (Starts and Completions Survey)

Table 2.5: Starts by Submarket and by Intended Market
January - August 2017

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016
Zone 1	6	6	29	195	498	0	581	201
Zone 2	0	2	0	0	0	0	0	2
Zone 3	1	3	0	89	189	189	190	281
Zone 4	8	24	0	0	0	0	8	24
Zone 5	6	0	65	6	0	16	71	22
Zone 6	11	2	154	225	8	120	173	347
Zone 7	12	35	140	44	32	582	202	668
Zone 8	5	0	0	3	4	0	9	3
Zone 9	0	0	0	0	0	0	0	0
Zone 10	8	13	41	0	66	0	115	13
Zone 11	0	0	64	85	37	38	101	123
Zone 12	32	13	115	43	15	6	231	62
Zone 13	0	0	45	143	54	6	99	149
Zone 14	31	20	33	16	0	0	64	36
Zone 15	12	13	0	0	154	0	166	13
Zone 16	3	7	180	5	8	28	191	40
Zone 17	0	5	1,410	1,015	274	582	1,754	1,688
Zone 18	1	2	35	118	34	22	124	142
Zone 19.1	1	0	94	0	28	0	123	0
Zone 19.2	0	0	9	0	0	0	9	0
Zone 20	0	0	0	0	0	0	0	0
Zone 21	10	35	8	56	32	0	50	91
Zone 22	30	23	112	16	129	0	271	39
Zone 23	41	56	136	479	363	3	540	538
Zone 24	75	55	16	319	21	40	112	414
Zone 25	93	46	12	18	12	56	117	120
Zone 26	132	174	74	229	35	219	241	622
Zone 27	305	293	154	160	164	122	623	575
Zone 28	144	96	54	36	82	289	280	421
Zone 29	324	203	330	240	645	60	1,299	503
Zone 30	98	109	51	16	81	18	230	143
Zone 31	167	207	22	48	323	223	512	478
Zone 32	127	147	301	158	662	130	1,090	435
Zone 33	67	88	57	47	313	29	437	244
Zone 34	80	77	141	75	74	28	295	180
Zone 35	346	192	48	78	181	72	575	342
Zone 36	212	108	204	254	208	151	624	513
Zone 37	103	164	180	25	322	48	605	237
Zone 38	99	108	23	12	80	56	202	176
Zone 39	304	271	108	88	37	64	449	423
Montréal CMA	2,894	2,597	4,445	4,341	5,165	3,197	12,763	10,308

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type
August 2017

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Aug 2017	Aug 2016	Aug 2017	Aug 2016	Aug 2017	Aug 2016	Aug 2017	Aug 2016	Aug 2017	Aug 2016	% Change
Zone 1	0	0	0	0	0	0	0	0	0	0	n/a
Zone 2	0	0	0	0	0	0	0	0	0	0	n/a
Zone 3	0	0	0	0	0	0	0	0	0	0	n/a
Zone 4	2	2	0	0	0	0	3	0	5	2	150.0
Zone 5	0	0	0	0	0	0	0	0	0	0	n/a
Zone 6	0	0	0	0	5	0	8	0	13	0	n/a
Zone 7	0	0	0	2	0	0	21	6	21	8	162.5
Zone 8	0	0	0	0	0	0	0	0	0	0	n/a
Zone 9	0	0	0	0	0	0	0	0	0	0	n/a
Zone 10	0	0	0	0	0	4	0	0	0	4	-100.0
Zone 11	0	0	0	0	0	0	0	0	0	0	n/a
Zone 12	2	1	0	0	0	0	0	0	2	1	100.0
Zone 13	0	0	0	0	6	0	0	0	6	0	n/a
Zone 14	0	0	0	0	6	0	0	58	6	58	-89.7
Zone 15	0	1	0	2	0	0	0	0	0	3	-100.0
Zone 16	1	0	0	0	0	0	0	0	1	0	n/a
Zone 17	0	0	0	0	4	0	554	0	558	0	n/a
Zone 18	0	0	0	0	0	0	24	9	24	9	166.7
Zone 19.1	0	1	0	0	0	0	9	0	9	1	**
Zone 19.2	0	0	0	0	4	0	0	0	4	0	n/a
Zone 20	0	0	0	0	0	0	0	0	0	0	n/a
Zone 21	0	4	2	0	0	0	0	0	2	4	-50.0
Zone 22	0	2	0	0	0	0	0	0	0	2	-100.0
Zone 23	3	7	0	2	0	0	162	0	165	9	**
Zone 24	6	6	0	0	3	0	373	33	382	39	**
Zone 25	7	9	8	0	0	0	49	10	64	19	**
Zone 26	17	12	14	0	16	4	23	0	70	16	**
Zone 27	15	17	0	2	15	6	9	13	39	38	2.6
Zone 28	15	13	0	0	8	14	31	70	54	97	-44.3
Zone 29	48	15	2	2	19	12	74	21	143	50	186.0
Zone 30	13	6	0	2	3	0	10	0	26	8	**
Zone 31	28	35	0	10	0	0	12	76	40	121	-66.9
Zone 32	5	11	2	6	9	17	95	32	111	66	68.2
Zone 33	5	9	0	0	0	0	12	20	17	29	-41.4
Zone 34	15	4	0	0	7	0	18	24	40	28	42.9
Zone 35	28	18	18	16	11	0	53	51	110	85	29.4
Zone 36	14	9	2	10	28	0	698	12	742	31	**
Zone 37	3	10	14	10	3	3	55	18	75	41	82.9
Zone 38	8	9	0	4	10	9	8	9	26	31	-16.1
Zone 39	21	14	0	4	4	24	0	3	25	45	-44.4
Montréal CMA	256	215	62	72	161	93	2,301	465	2,780	845	**

Source: CMHC (Starts and Completions Survey)

Table 3.1: Completions by Submarket and by Dwelling Type
January - August 2017

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	% Change
Zone 1	3	2	0	0	0	0	4	38	7	40	-82.5
Zone 2	0	0	0	2	0	0	3	3	3	5	-40.0
Zone 3	2	0	0	0	0	3	181	495	183	498	-63.3
Zone 4	20	6	0	0	0	0	3	0	23	6	**
Zone 5	3	1	0	0	0	0	22	63	25	64	-60.9
Zone 6	0	1	0	4	42	31	305	161	347	197	76.1
Zone 7	2	10	24	14	12	15	216	168	254	207	22.7
Zone 8	1	3	4	0	0	0	20	22	25	25	0.0
Zone 9	0	0	0	0	0	0	0	57	0	57	-100.0
Zone 10	2	0	0	0	4	4	0	0	6	4	50.0
Zone 11	0	0	0	0	0	0	27	44	27	44	-38.6
Zone 12	15	19	18	8	3	0	109	34	145	61	137.7
Zone 13	0	0	0	0	10	23	106	900	116	923	-87.4
Zone 14	7	4	0	0	48	32	96	71	151	107	41.1
Zone 15	6	6	0	6	0	0	0	359	6	371	-98.4
Zone 16	3	0	0	0	0	0	32	207	35	207	-83.1
Zone 17	0	0	0	0	7	0	2,017	1,134	2,024	1,134	78.5
Zone 18	0	2	0	0	0	0	127	151	127	153	-17.0
Zone 19.1	1	1	0	0	0	0	27	15	28	16	75.0
Zone 19.2	0	0	0	0	9	0	194	0	203	0	n/a
Zone 20	0	0	0	0	0	0	12	0	12	0	n/a
Zone 21	16	15	2	0	25	22	4	81	47	118	-60.2
Zone 22	9	14	0	0	41	6	24	30	74	50	48.0
Zone 23	29	29	2	12	21	13	278	564	330	618	-46.6
Zone 24	43	35	4	4	30	24	542	338	619	401	54.4
Zone 25	33	29	32	10	11	11	70	72	146	122	19.7
Zone 26	65	93	46	24	35	13	478	185	624	315	98.1
Zone 27	148	169	16	10	71	57	246	256	481	492	-2.2
Zone 28	90	81	2	10	30	48	369	710	491	849	-42.2
Zone 29	216	111	54	58	86	90	513	671	869	930	-6.6
Zone 30	63	69	8	18	28	6	105	136	204	229	-10.9
Zone 31	129	187	16	36	15	10	483	362	643	595	8.1
Zone 32	65	70	38	30	64	45	459	518	626	663	-5.6
Zone 33	62	47	12	20	15	0	89	172	178	239	-25.5
Zone 34	58	39	2	8	59	6	209	164	328	217	51.2
Zone 35	195	103	92	74	32	0	260	292	579	469	23.5
Zone 36	73	40	36	26	40	20	1,013	396	1,162	482	141.1
Zone 37	36	46	76	64	44	53	129	210	285	373	-23.6
Zone 38	62	53	24	16	19	13	88	439	193	521	-63.0
Zone 39	200	176	30	28	135	136	1,052	132	1,417	472	**
Montréal CMA	1,657	1,461	538	482	936	681	9,912	9,650	13,043	12,274	6.3

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
August 2017

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Aug 2017	Aug 2016	Aug 2017	Aug 2016	Aug 2017	Aug 2016	Aug 2017	Aug 2016
Zone 1	0	0	0	0	0	0	0	0
Zone 2	0	0	0	0	0	0	0	0
Zone 3	0	0	0	0	0	0	0	0
Zone 4	0	0	0	0	3	0	0	0
Zone 5	0	0	0	0	0	0	0	0
Zone 6	5	0	0	0	0	0	8	0
Zone 7	0	0	0	0	21	6	0	0
Zone 8	0	0	0	0	0	0	0	0
Zone 9	0	0	0	0	0	0	0	0
Zone 10	0	4	0	0	0	0	0	0
Zone 11	0	0	0	0	0	0	0	0
Zone 12	0	0	0	0	0	0	0	0
Zone 13	6	0	0	0	0	0	0	0
Zone 14	6	0	0	0	0	57	0	1
Zone 15	0	0	0	0	0	0	0	0
Zone 16	0	0	0	0	0	0	0	0
Zone 17	4	0	0	0	418	0	136	0
Zone 18	0	0	0	0	8	9	16	0
Zone 19.1	0	0	0	0	0	0	9	0
Zone 19.2	4	0	0	0	0	0	0	0
Zone 20	0	0	0	0	0	0	0	0
Zone 21	0	0	0	0	0	0	0	0
Zone 22	0	0	0	0	0	0	0	0
Zone 23	0	0	0	0	0	0	162	0
Zone 24	3	0	0	0	370	12	3	21
Zone 25	0	0	0	0	0	7	49	3
Zone 26	16	4	0	0	18	0	5	0
Zone 27	15	6	0	0	0	0	9	13
Zone 28	8	14	0	0	12	70	19	0
Zone 29	19	12	0	0	43	15	31	6
Zone 30	3	0	0	0	0	0	10	0
Zone 31	0	0	0	0	3	15	9	61
Zone 32	6	17	3	0	10	23	85	9
Zone 33	0	0	0	0	12	12	0	8
Zone 34	7	0	0	0	6	24	12	0
Zone 35	11	0	0	0	17	42	36	9
Zone 36	28	0	0	0	17	12	681	0
Zone 37	3	3	0	0	18	0	37	18
Zone 38	3	9	7	0	0	0	8	9
Zone 39	4	24	0	0	0	3	0	0
Montréal CMA	151	93	10	0	976	307	1,325	158

Source: CMHC (Starts and Completions Survey)

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - August 2017

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016
Zone 1	0	0	0	0	3	34	1	4
Zone 2	0	0	0	0	0	3	3	0
Zone 3	0	3	0	0	0	270	181	225
Zone 4	0	0	0	0	3	0	0	0
Zone 5	0	0	0	0	6	63	16	0
Zone 6	42	31	0	0	158	161	147	0
Zone 7	12	11	0	4	134	49	75	15
Zone 8	0	0	0	0	20	4	0	18
Zone 9	0	0	0	0	0	57	0	0
Zone 10	4	4	0	0	0	0	0	0
Zone 11	0	0	0	0	15	31	12	13
Zone 12	3	0	0	0	52	19	57	15
Zone 13	10	23	0	0	95	415	11	485
Zone 14	48	32	0	0	96	70	0	1
Zone 15	0	0	0	0	0	42	0	317
Zone 16	0	0	0	0	7	203	25	4
Zone 17	7	0	0	0	1,609	838	394	244
Zone 18	0	0	0	0	53	15	74	136
Zone 19.1	0	0	0	0	18	15	9	0
Zone 19.2	9	0	0	0	194	0	0	0
Zone 20	0	0	0	0	0	0	12	0
Zone 21	25	22	0	0	4	81	0	0
Zone 22	41	6	0	0	24	30	0	0
Zone 23	21	13	0	0	83	195	195	369
Zone 24	30	24	0	0	442	140	100	32
Zone 25	11	11	0	0	0	17	70	55
Zone 26	35	13	0	0	97	156	381	29
Zone 27	71	54	0	3	82	117	164	139
Zone 28	30	48	0	0	131	292	238	418
Zone 29	86	90	0	0	267	221	246	450
Zone 30	28	6	0	0	25	73	80	63
Zone 31	15	10	0	0	88	118	395	244
Zone 32	57	45	7	0	96	156	363	362
Zone 33	8	0	7	0	34	77	55	95
Zone 34	53	6	6	0	71	96	138	68
Zone 35	22	0	10	0	106	211	154	81
Zone 36	40	20	0	0	196	204	817	192
Zone 37	40	53	4	0	36	22	93	188
Zone 38	12	13	7	0	12	18	76	421
Zone 39	135	136	0	0	161	57	891	75
Montréal CMA	895	674	41	7	4,418	4,570	5,473	4,758

Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market
August 2017

Submarket	Freehold		Condominium		Rental		Total*	
	Aug 2017	Aug 2016	Aug 2017	Aug 2016	Aug 2017	Aug 2016	Aug 2017	Aug 2016
Zone 1	0	0	0	0	0	0	0	0
Zone 2	0	0	0	0	0	0	0	0
Zone 3	0	0	0	0	0	0	0	0
Zone 4	2	2	3	0	0	0	5	2
Zone 5	0	0	0	0	0	0	0	0
Zone 6	0	0	5	0	8	0	13	0
Zone 7	0	2	21	6	0	0	21	8
Zone 8	0	0	0	0	0	0	0	0
Zone 9	0	0	0	0	0	0	0	0
Zone 10	0	4	0	0	0	0	0	4
Zone 11	0	0	0	0	0	0	0	0
Zone 12	2	1	0	0	0	0	2	1
Zone 13	0	0	6	0	0	0	6	0
Zone 14	6	2	0	55	0	1	6	58
Zone 15	0	3	0	0	0	0	0	3
Zone 16	1	0	0	0	0	0	1	0
Zone 17	4	0	418	0	136	0	558	0
Zone 18	0	0	8	9	16	0	24	9
Zone 19.1	0	1	0	0	9	0	9	1
Zone 19.2	0	0	4	0	0	0	4	0
Zone 20	0	0	0	0	0	0	0	0
Zone 21	2	4	0	0	0	0	2	4
Zone 22	0	2	0	0	0	0	0	2
Zone 23	3	9	0	0	162	0	165	9
Zone 24	9	6	370	12	3	21	382	39
Zone 25	15	9	0	7	49	3	64	19
Zone 26	47	16	18	0	5	0	70	16
Zone 27	30	19	0	6	9	13	39	38
Zone 28	23	13	12	84	19	0	54	97
Zone 29	67	23	45	21	31	6	143	50
Zone 30	16	8	0	0	10	0	26	8
Zone 31	27	45	3	15	10	61	40	121
Zone 32	10	34	13	23	88	9	111	66
Zone 33	5	9	12	12	0	8	17	29
Zone 34	22	4	6	24	12	0	40	28
Zone 35	57	34	17	42	36	9	110	85
Zone 36	35	19	26	12	681	0	742	31
Zone 37	20	20	18	3	37	18	75	41
Zone 38	8	17	3	5	15	9	26	31
Zone 39	25	32	0	13	0	0	25	45
Montréal CMA	436	338	1,008	349	1,336	158	2,780	845

Source: CMHC (Starts and Completions Survey)

Table 3.5: Completions by Submarket and by Intended Market
January - August 2017

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016
Zone 1	3	2	3	34	1	4	7	40
Zone 2	0	5	0	0	3	0	3	5
Zone 3	2	0	0	273	181	225	183	498
Zone 4	20	6	3	0	0	0	23	6
Zone 5	3	1	6	63	16	0	25	64
Zone 6	0	5	200	192	147	0	347	197
Zone 7	28	24	144	60	75	19	254	207
Zone 8	5	3	20	4	0	18	25	25
Zone 9	0	0	0	57	0	0	0	57
Zone 10	6	4	0	0	0	0	6	4
Zone 11	0	0	15	31	12	13	27	44
Zone 12	36	27	52	19	57	15	145	61
Zone 13	4	0	101	438	11	485	116	923
Zone 14	39	25	112	81	0	1	151	107
Zone 15	6	12	0	42	0	317	6	371
Zone 16	3	0	7	203	25	4	35	207
Zone 17	7	2	1,609	836	394	244	2,024	1,134
Zone 18	0	2	53	15	74	136	127	153
Zone 19.1	1	1	18	15	9	0	28	16
Zone 19.2	0	0	203	0	0	0	203	0
Zone 20	0	0	0	0	12	0	12	0
Zone 21	28	23	19	95	0	0	47	118
Zone 22	34	20	40	30	0	0	74	50
Zone 23	44	48	91	201	195	369	330	618
Zone 24	77	39	442	164	100	32	619	401
Zone 25	76	50	0	17	70	55	146	122
Zone 26	142	125	97	160	385	30	624	315
Zone 27	235	243	82	107	164	142	481	492
Zone 28	128	97	125	332	238	420	491	849
Zone 29	353	207	270	273	246	450	869	930
Zone 30	82	95	42	71	80	63	204	229
Zone 31	158	229	88	118	397	248	643	595
Zone 32	143	145	111	156	372	362	626	663
Zone 33	74	67	42	77	62	95	178	239
Zone 34	92	53	92	96	144	68	328	217
Zone 35	305	177	110	211	164	81	579	469
Zone 36	140	86	205	204	817	192	1,162	482
Zone 37	142	160	46	25	97	188	285	373
Zone 38	90	77	20	23	83	421	193	521
Zone 39	307	289	219	108	891	75	1,417	472
Montréal CMA	2,813	2,349	4,687	4,831	5,522	4,772	13,043	12,274

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range
August 2017

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $300,000		$300,000 - $399,999		$400,000 - $499,999		$500,000 - $599,999		$600,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Island of Montréal													
August 2017	0	0.0	0	0.0	0	0.0	0	0.0	2	100.0	2	-	-
August 2016	0	0.0	0	0.0	5	62.5	0	0.0	3	37.5	8	-	-
Year-to-date 2017	4	5.9	3	4.4	20	29.4	8	11.8	33	48.5	68	-	663,558
Year-to-date 2016	4	7.4	3	5.6	16	29.6	9	16.7	22	40.7	54	-	-
Laval													
August 2017	1	9.1	1	9.1	3	27.3	2	18.2	4	36.4	11	-	-
August 2016	0	0.0	2	12.5	2	12.5	6	37.5	6	37.5	16	-	-
Year-to-date 2017	2	3.7	3	5.6	14	25.9	15	27.8	20	37.0	54	-	733,233
Year-to-date 2016	3	3.8	8	10.1	15	19.0	28	35.4	25	31.6	79	-	502,405
North Shore													
August 2017	31	30.4	35	34.3	24	23.5	11	10.8	1	1.0	102	310,000	337,938
August 2016	16	22.2	37	51.4	10	13.9	5	6.9	4	5.6	72	-	331,888
Year-to-date 2017	161	31.0	186	35.8	111	21.3	48	9.2	14	2.7	520	310,000	358,781
Year-to-date 2016	124	23.0	236	43.8	108	20.0	36	6.7	35	6.5	539	370,000	369,751
South Shore													
August 2017	5	10.4	17	35.4	10	20.8	5	10.4	11	22.9	48	-	-
August 2016	5	9.1	11	20.0	22	40.0	6	10.9	11	20.0	55	-	526,260
Year-to-date 2017	41	12.3	86	25.9	90	27.1	57	17.2	58	17.5	332	-	492,322
Year-to-date 2016	31	8.9	89	25.4	113	32.3	44	12.6	73	20.9	350	-	532,174
Vaudreuil-Soulanges													
August 2017	2	13.3	7	46.7	4	26.7	1	6.7	1	6.7	15	-	366,752
August 2016	0	0.0	2	25.0	5	62.5	1	12.5	0	0.0	8	-	432,107
Year-to-date 2017	29	19.5	72	48.3	31	20.8	12	8.1	5	3.4	149	-	349,063
Year-to-date 2016	28	18.9	51	34.5	40	27.0	12	8.1	17	11.5	148	400,000	375,224
Montréal CMA													
August 2017	39	21.9	60	33.7	41	23.0	19	10.7	19	10.7	178	385,000	417,685
August 2016	21	13.2	52	32.7	44	27.7	18	11.3	24	15.1	159	410,000	443,026
Year-to-date 2017	237	21.1	350	31.2	266	23.7	140	12.5	130	11.6	1,123	395,000	433,790
Year-to-date 2016	190	16.2	387	33.1	292	25.0	129	11.0	172	14.7	1,170	400,000	443,856

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price ($) of Absorbed Single-detached Units August 2017						
Submarket	Aug 2017	Aug 2016	% Change	YTD 2017	YTD 2016	% Change
Zone 1	-	-	n/a	-	-	n/a
Zone 2	-	-	n/a	-	-	n/a
Zone 3	-	-	n/a	-	-	n/a
Zone 4	-	-	n/a	663,558	-	n/a
Zone 5	-	-	n/a	-	-	n/a
Zone 6	-	-	n/a	-	-	n/a
Zone 7	-	-	n/a	-	-	n/a
Zone 8	-	-	n/a	-	-	n/a
Zone 9	-	-	n/a	-	-	n/a
Zone 10	-	-	n/a	-	-	n/a
Zone 11	-	-	n/a	-	-	n/a
Zone 12	-	-	n/a	-	-	n/a
Zone 13	-	-	n/a	-	-	n/a
Zone 14	-	-	n/a	-	-	n/a
Zone 15	-	-	n/a	-	-	n/a
Zone 16	-	-	n/a	-	-	n/a
Zone 17	-	-	n/a	-	-	n/a
Zone 18	-	-	n/a	-	-	n/a
Zone 19.1	-	-	n/a	-	-	n/a
Zone 19.2	-	-	n/a	-	-	n/a
Zone 20	-	-	n/a	-	-	n/a
Zone 21	-	-	n/a	-	-	n/a
Zone 22	-	-	n/a	-	-	n/a
Zone 23	-	-	n/a	733,233	545,573	34.4
Zone 24	-	-	n/a	-	459,237	n/a
Zone 25	-	-	n/a	-	-	n/a
Zone 26	-	-	n/a	-	354,238	n/a
Zone 27	409,587	331,888	23.4	395,050	371,520	6.3
Zone 28	-	-	n/a	482,921	-	n/a
Zone 29	248,770	-	n/a	294,433	422,622	-30.3
Zone 30	-	-	n/a	271,044	281,116	-3.6
Zone 31	329,359	-	n/a	312,766	-	n/a
Zone 32	-	-	n/a	520,302	523,700	-0.6
Zone 33	-	-	n/a	335,306	466,297	-28.1
Zone 34	-	-	n/a	494,818	433,981	14.0
Zone 35	-	-	n/a	458,036	-	n/a
Zone 36	-	-	n/a	711,306	-	n/a
Zone 37	-	526,260	n/a	-	696,444	n/a
Zone 38	-	-	n/a	375,819	-	n/a
Zone 39	366,752	432,107	-15.1	349,063	375,224	-7.0
Montréal CMA	417,685	443,026	-5.7	433,790	443,856	-2.3

Source: CMHC (Market Absorption Survey)

Table 5: Centris® Residential Activity[1] for Montreal

	Number of Sales	Number of New Listings	Number of Active Listings	Average Price ($)	Active Listings to Sales Ratio[2]	Last Twelve Months[3] Average Price[2] ($)	Last Twelve Months[3] Active Listings to Sales Ratio[2]
SINGLE FAMILY*							
August 2017	1,615	2,423	10,981	396,038	6.8	382,465	6.5
August 2016	1,555	2,605	13,669	371,514	8.8	355,690	8.2
% Change	3.9	-7.0	-19.7	6.6	n.d.	7.5	n.d.
YTD 2017	17,799	25,421	13,060	381,619	5.9	n.d.	n.d.
YTD 2016	17,182	27,272	16,010	354,279	7.5	n.d.	n.d.
% Change	3.6	-6.8	-18.4	7.7	n.d.	n.d.	n.d.
CONDOMINIUMS*							
August 2017	1,002	1,823	10,768	297,805	10.7	291,290	10.6
August 2016	844	1,817	11,913	301,606	14.1	281,545	13.2
% Change	18.7	0.3	-9.6	-1.3	n.d.	3.5	n.d.
YTD 2017	10,159	18,895	12,083	291,234	9.5	n.d.	n.d.
YTD 2016	8,714	19,077	13,147	281,417	12.1	n.d.	n.d.
% Change	16.6	-1.0	-8.1	3.5	n.d.	n.d.	n.d.
PLEX*							
August 2017	278	483	2,201	515,120	7.9	495,059	7.2
August 2016	278	487	2,596	488,522	9.3	474,703	8.8
% Change	0.0	-0.8	-15.2	5.4	n.d.	4.3	n.d.
YTD 2017	2,812	4,520	2,429	501,407	6.9	n.d.	n.d.
YTD 2016	2,704	4,791	2,872	480,168	8.5	n.d.	n.d.
% Change	4.0	-5.7	-15.4	4.4	n.d.	n.d.	n.d.
TOTAL							
August 2017	2,899	4,736	24,031	374,333	8.3	363,978	7.9
August 2016	2,683	4,920	28,253	359,432	10.5	344,460	9.8
% Change	8.1	-3.7	-14.9	4.1	n.d.	5.7	n.d.
YTD 2017	30,796	48,922	27,649	364,933	7.2	n.d.	n.d.
YTD 2016	28,624	51,221	32,112	344,842	9.0	n.d.	n.d.
% Change	7.6	-4.5	-13.9	5.8	n.d.	n.d.	n.d.

[1] Source: QFREB by the Centris® system.
The Centris® system contains all the listings of Québec real estate brokers.
[2] Calculations: CMHC.
[3] Weighted average for the last twelve months, to reduce strong variations from one month to another and give a clearer trend.
– Data not available when there are fewer than 30 sales.
n/a Not applicable.
* Refer to Centris® for the definitions.
** Observed change greater than 100%.

Table 6: Economic Indicators
August 2017

		Interest Rates			NHPI, Total, Montréal CMA 2016.12 =100	CPI, 2002 =100	Montréal Labour Market			
		P & I Per $100,000	Mortgage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2016	January	561	3.14	4.64	99.2	124.8	2,044	8.6	66.4	860
	February	561	3.14	4.64	99.4	125.4	2,044	8.7	66.4	860
	March	561	3.14	4.64	99.4	125.8	2,047	8.5	66.3	862
	April	561	3.14	4.64	99.5	126.2	2,050	8.3	66.2	868
	May	561	3.14	4.64	99.5	126.6	2,056	8.0	66.1	869
	June	561	3.14	4.64	99.5	126.2	2,055	7.8	65.9	874
	July	567	3.14	4.74	99.5	125.9	2,052	7.7	65.6	873
	August	567	3.14	4.74	99.5	125.8	2,055	7.7	65.6	880
	September	561	3.14	4.64	100.0	126.4	2,076	7.5	66.1	883
	October	561	3.14	4.64	100.0	126.3	2,096	7.2	66.5	882
	November	561	3.14	4.64	99.9	125.9	2,107	6.8	66.5	880
	December	561	3.14	4.64	100.0	125.5	2,113	6.7	66.6	882
2017	January	561	3.14	4.64	100.2	126.2	2,125	6.6	66.8	889
	February	561	3.14	4.64	100.4	126.7	2,129	6.7	67.0	895
	March	561	3.14	4.64	100.4	127.0	2,128	6.6	66.9	893
	April	561	3.14	4.64	100.5	127.4	2,124	6.7	66.7	892
	May	561	3.14	4.64	100.6	127.6	2,132	6.6	66.8	890
	June	561	3.14	4.64	100.6	127.2	2,146	6.5	67.2	891
	July	573	3.14	4.84	100.9	127.3	2,156	6.3	67.3	896
	August	573	3.14	4.84		127.4	2,157	6.4	67.4	901
	September									
	October									
	November									
	December									

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

METHODOLOGY

Starts & Completions Survey Methodology
The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2016 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modeled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

Market Absorption Survey Methodology
The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A "**dwelling unit**", for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A "**start**", for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units "**under construction**" as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A "**completion**", for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term "**absorbed**" means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

DWELLING TYPES

A "**Single-Detached**" dwelling (also referred to as "**Single**") is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A "**Semi-Detached (Double)**" dwelling (also referred to as "**Semi**") is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A "**Row (Townhouse)**" dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term "**Apartment and other**" includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

INTENDED MARKET

The "**intended market**" is the tenure in which the unit is being marketed. This includes the following categories:

Freehold: A residence where the owner owns the dwelling and lot outright.

Condominium (including Strata-Titled): An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

Rental: Dwelling constructed for rental purposes regardless of who finances the structure.

GEOGRAPHICAL TERMS

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a population centre (known as the core). A CMA must have a total population of at least 100,000 of which 50,000 or more must live in the core based on adjusted data from the previous Census of Population Program. A CA must have a core population of at least 10,000 also based on data from the previous Census of Population Program. To be included in the CMA or CA, other adjacent municipalities must have a high degree of integration with the core, as measured by commuting flows derived from data on place of work from the previous Census Program.

A "**Rural**" area, for the purposes of this publication, is a centre with a population less than 10,000.

2017 data based on 2016 Census Definitions. 2012-2016 data based on 2011 Census Definitions. 2007-2011 data based on 2006 Census Definitions.

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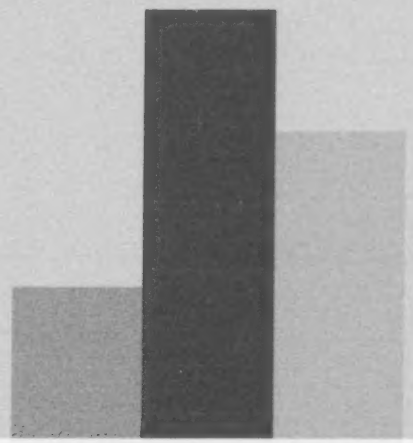

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